

Connells

Longcliffe Path
Watford

Longcliffe Path
Watford WD19 7PH

for sale offers in excess of
£500,000







Property Description

Connells are pleased to present this extended mid-terraced family home, set within a quiet cul-de-sac in South Oxhey. Arranged over three floors, the property offers spacious and versatile living ideal for modern family life.

The ground floor features a welcoming entrance hall, a generous lounge, and an impressive open-plan kitchen/diner with French doors leading to a landscaped rear garden.

The garden includes a summerhouse with power and lighting, ideal for a home office or leisure space, along with rear access.

To the first floor are three well-sized bedrooms and a modern family bathroom, while the second floor hosts a spacious principal bedroom with en-suite.

Further benefits include excellent storage, a practical layout, and a peaceful residential setting.

The property is conveniently located close to local schools, shops, and amenities, with excellent transport links including Moor Park and Carpenders Park stations, as well as easy access to the M25 and A41.

For more information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Windows to front and side aspect, front door, door to entrance hall.

Entrance Hall

Stairs to first floor landing, radiator.

Living Room

Window to front aspect with shutters, television point, telephone point, radiator.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, under-stairs storage, space for dining area, patio doors to rear garden.

First Floor Landing

Stairs from entrance hall, stairs to second floor, storage cupboard.

Bedroom Two

Window to front aspect, built in wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bedroom Four

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

Second Floor Landing

Stairs from first floor landing, windows to rear aspect.

Bedroom One

Two velux windows to front aspect, window to rear aspect, storage cupboard, storage in eaves, television point, radiator, door to en-suite.

En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, heated towel rail.

Outside

Front Garden

Rear Garden

Paved patio area, lawn area, decking patio area, summer house.

Summer House

Windows to front and side aspect.







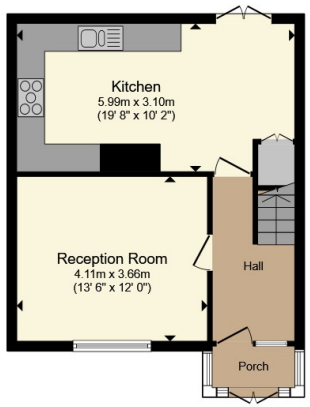




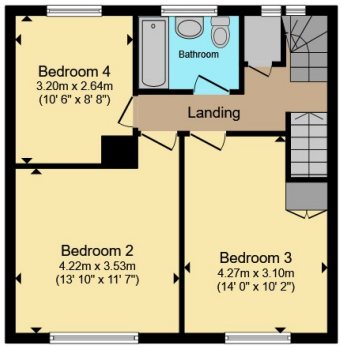




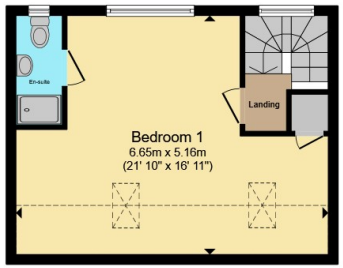




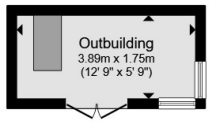
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 146.7 m² (1,579 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 The Parade
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315312

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.